

EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

SITE REVIEW
03-13-2026



EAGLE'S NEST ON BROADWAY
301 BROADWAY, EAGLE, CO 80216

ABBREVIATIONS	
&	AND
<	ANGLE
@	AT
#	POUND(S) or NUMBER
AB	ANCHOR BOLT
AF	ABOVE FINISHED FLOOR
AS	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
ABV	ABOVE
AC	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADD	ADDENDUM
ADJ	ADJACENT or ADJUSTABLE
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
ALT	ALTERNATE
AVE	AVENUE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
AD	AREA DRAIN or ACCESS DOOR
ANOD	ANODIZED
APPROX	APPROXIMATE
AV	AUDIO VISUAL
AVG	AVERAGE
AWP	ACOUSTICAL WALL PANEL
B.O.F.	BY OWNER, FUTURE
BD	BOARD
B.O.	BY OWNER
BLDG	BUILDING
BIT	BITUMENOUS
BLKG	BLOCKING
BM	BEAM or BENCH MARK
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
B	BASE
CJ	CONTROL JOINT
CL	COLUMN LINE
CONF	CONFERENCE
C.L.	CENTERLINE
CIRC	CIRCUMFERENCE
CAB	CABINET
C	CAULKING
CCD	CONSTRUCTION CHANGE DIRECTIVE
CF	COUNTERFLASHING
CG	CORNER GUARD
CM	CENTIMETERS
CMU	CONCRETE MASONRY UNIT
CO	CHANGE ORDER or CLEANOUT
CT	CERAMIC TILE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CEM	CEMENTITIOUS
CK	CORK TILE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONTR	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR or CORRUGATED
CPT	CARPET
CPI	CAST IN PLACE
CONN	CONNECTION
CATV	CABLE TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
CU	CUBIC
CY	CUBIC YARD
DEG	DEGREE
DAMP	DAMP PROOFING
DF	DRINKING FOUNTAIN
DBL	DOUBLE
DEPT	DEPARTMENT
DTL	DETAIL
DA	DIAMETER
DM	DIMENSION
DN	DOWN
DSP	DISPENSER
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
DV	DIVISION
DIAG	DIAGONAL
DEMO	DEMOLISH or DEMOLITION
EJ	EXPANSION JOINT
ES	EXISTING
EB	EXPANSION BOLT
E	EAST
ED	EXHAUST DUCT
EF	EXHAUST FAN or EACH FACE
EWC	ELECTRIC WATER COOLER
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENGR	ENGINEER
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
ES	EACH SIDE
EW	ELECTRIC WATER HEATER
EW	EACH WAY
EST	ESTIMATE
FAC	FIRE ALARM CABINET
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHER(S)
FD	FLOOR DRAIN or FIRE DAMPER
FE	FIRE EXTINGUISHER
FC	FIRE EXTINGUISHER CABINET
FLL	FINISHED FLOOR LINE
FHC	FIRE HOSE CABINET
FR	FIRE RESISTIVE or FIRE RATED
FDN	FOUNDATION
FN	FINISHED
FRT	FUTURE
FLG	FLASHING
FLR	FLOORING
FLUOR	FLUORESCENT
FRT	FIRE RETARDANT TREATED
FRP	FIBERGLASS REINFORCED PANELING
FT	FOOT (FEET)
FTG	FOOTING
FURR	FURRED or FURRING
FUT	FUTURE
F	FURNITURE
FAC	FIRE ALARM CABINET
FMS	FIRE ALARM MACHINE SCRIB
FH	FIRE HYDRANT
FF	FINISHED FLOOR
FF	FURNISHED
FURN	FACE OF MASONRY
FOF	FACE OF FINISH
FOS	FACE OF STUD
FCC	FACE OF CONCRETE
FHWS	FLAT HEAD WOOD SCREW
FHV	FIRE HOSE VALVE
GWB	GYPSPUM WALLBOARD
GC	GENERAL CONTRACTOR
GB	GRAB BAR
GYP	GYPSPUM BOARD
BD.	
GCMU	GLAZED CONCRETE MASONRY UNIT(S)
GA	GAUGE
GR	GRADE
GL	GLASS or GLAZING
GND	GROUND
GALV	GALVANIZED
GYP	GYPSPUM
GT	GLASS TILE
GRT	GROUT
GI	GALVANIZED IRON
HC	HOLLOW CORE or HANDICAPPED
HM	HOLLOW METAL
HDWR	HARDWARE
HT	HEIGHT
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATION and AIR CONDITIONING
HB	HOSE BIB
HDAS	HEADED DEFORMED ANCHOR STUD
HAS	HEADED ANCHOR STUD
HWY	HIGHWAY
HW	HOT WATER HEATER
HW	HOT WATER
HTR	HEATER
IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR
ID	INSIDE DIAMETER
IN	INCHES
INFO	INFORMATION
INSUL	INSULATION or INSULATED
INT	INTERIOR
INCAND	INCANDESCENT
INV	INVERT
INTMED	INTERMEDIATE
INCL	INCLUDED
JST	JOIST
JT	JOINT
JC	JANITOR CLOSET
KD	KNOCKDOWN
KP	KICK PLATE
KIT	KITCHEN
KO	KNOCKOUT
LH	LEFT HAND
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LBL	LABEL
LKR	LOCKER
LT	LIGHT
LT	LINE
LVR	LOUVER
LDR	LEADER
LP	LIGHTING PANEL or LIGHT PROOF
MAS	MASONRY OPENING
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL or PLUMBING
METL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MEMB	MEMBRANE
MTD	MOUNT(ED)
MUL	MULLION
MED	MEDIUM
MAG	MAGNETIC
MACH	MACHINERY
MM	MILLIMETERS
MN	MANHOLE
MEZ	MEZZANINE
MB	MOISTURE BARRIER
N	NORTH
NI	NOT IN CONTRACT
NIC	NOT TO SCALE
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OTO	OUTSIDE-TO-OUTSIDE
OFF	OFFICE
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OP	OUTSIDE FACE
PRECAST	PRECAST
PAC	PREVIOUSLY AWARDED CONTRACT
P/L	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED or PORCELAIN TILE
PIDR	PAPER TOWEL DISPENSER AND RECEPTACLE
PVC	POLYVINYL CHLORIDE
PLYWD	PLYWOOD
PREFAB	PREFABRICATED
PL	PLATE
PLAS	PLASTER
PNL	PANEL
P	PAINT(ED)
PR	PAIR or PROPOSAL REQUEST
PROJ	PROJECT
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVMT	PARKING
PRESITR	PRESTRESSED
PBO	PROVIDED BY OTHERS
PAR	PARALLEL
PREFIN	PREFINISHED
POL	POLISHED
PLBG	PLUMBING
PKG	PARKING
PERM	PERMITS
PERF	PERFORATED
PIR	PAPER TOWEL RECEPTACLE
PRIM	PRIMARY
PT	POINT OF LANGUAGE
QTY	QUANTITY
QT	QUARRY TILE
RT	REMOVE
R	RISER
RD	ROOF DRAIN or ROAD
RL	RAIN LEADER
RO	ROUGH OPENING
ROD	ROOF OVERFLOW DRAIN
RWC	RAIN WATER CONDUCTOR
RAD	RADIUS
REF	REFER TO or REFERENCE
REINFC	REINFORCED
REC	RECESS(ED)
REF	REFRIGERATOR or REFRIGERATED
REGD	REQUIRED
RESL	RESILIENT
REV	REVISE, REVISED or REVISION(S)
RFG	ROOFING
RFL	REFLECTED
RM	ROOM
ROW	RIGHT OF WAY
RBS	RUBBER BASE STRAIGHT
RBC	RUBBER BASE COVE
RB	RUBBER BASE
RH	RIGHT HAND
RND	ROUND
RECP	RECEPTACLE
RBT	RUBBER TILE
RVS	REVERSE (SIDE)
RPM	REVOLUTIONS PER MINUTE
S	SUPPORT
S	SOUTH or SEALED
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SD	SOAP DISPENSER
SN	SANITARY NAPKIN CABINET
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SSK	SERVICE SINK
SS	STAINLESS STEEL
SR	SINK RECEPTACLE
SCHED	SCHEDULE
SEC	SECTION
SHWR	SHOWER
SH	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ	SQUARE
SF	SQUARE FEET
STL	STEEL
STA	STATION
STD	STANDARD
STOR	STORAGE
STRUCT	STRUCTURE or STRUCTURAL
SUSP	SUSPEND(ED)
SYM	SYMMETRICAL
SYS	SYSTEM
SOFF	SOFFIT
SPKR	SPEAKER
SPRL	SPRINKLER
T&B	TOP AND BOTTOM
T	TREAD
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TO	TOP OF
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TV	TELEVISION
TELE	TELEPHONE
THK	THICK or THICKNESS
THLD	THRESHOLD
TEMP	TEMPERATURE
TC	TEMPERED GLASS
TBC	TOP OF BACK OF CURB
TS	TUBE STEEL
TOW	TOP OF WALL
TOS	TOP OF STEEL
TCC	TOP OF CONCRETE
THERM	THERMIST
USGS	U.S. GEOLOGICAL SURVEY
UL	UNDERWRITER'S LABORATORY
UNOS	UNLESS OTHERWISE SPECIFIED
UNFIN	UNFINISHED
URN	URN
V	VOLT
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
VERT	VERTICAL
VEST	VESTIBULE
VNI	VINYL or SHEET VINYL
VAR	VARY or VARIES
VF	VERY IN FIELD
VER	VERY
VENT	VENTILATION
VOL	VOLUME
WD	WOOD
W	WEST or WIDE
W/C	WATER CLOSET
WPT	WORKING POINT
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WF	WIDE FLANGE or WOOD FLOORING
WOP	WINDOW
WP	WATERPROOFING
WSCT	WARRANTY
WC	WALL COVERING
WT	WEIGHT
W.O.	WHERE OCCURS
WGL	WIRE GLASS
YD	YARD

GRAPHIC STANDARDS

EXTERIOR ELEVATION IDENTIFICATION/STRUCTURAL GRID

DRAWING NUMBER: 1
SHEET NUMBER: A4.01

COLUMN LETTER: A

INTERIOR ELEVATION IDENTIFICATION

DRAWING NUMBER: 99
SHEET NUMBER: A7.01

COLUMN REFERENCE GUIDE: 1
COLUMN LETTER: A

ELEVATION DATUM IDENTIFICATION

Name: Elevation
LEVEL NAME: ELEVATION

WINDOW IDENTIFICATION

B1 → WINDOW SIZE

WALL SECTION IDENTIFICATION

DRAWING NUMBER: 1
SHEET NUMBER: A5.11

KEYNOTE IDENTIFICATION

NOTE NUMBER: 1

REVISION IDENTIFICATION

REVISION NUMBER: 001
REVISION DESCRIPTION: ASI

BUILDING SECTION IDENTIFICATION

DRAWING NUMBER: 1
SHEET NUMBER: A5.01

SECTION MATERIAL GRAPHICS

- CONCRETE
- UNDISTURBED OR COMPACTED EARTH
- POROUS FILL (GRAVEL)
- STEEL
- ALUMINUM
- MASONRY - BRICK
- MASONRY - CONCRETE BLOCK
- RIDGID INSULATION
- BATT INSULATION
- GYPSPUM PLASTER
- PLYWOOD
- FINISH WOOD

ENLARGED DETAIL IDENTIFICATION

AREA OF DRAWING TO BE ENLARGED

DRAWING NUMBER: 1
SHEET NUMBER: A6.01

DOOR IDENTIFICATION

DOOR SIZE: 3068

ROOM/SPACE/AREA IDENTIFICATION

ROOM NAME: 314
ROOM NUMBER: 314
ROOM AREA: 876.00 SF

PARTITION TYPE IDENTIFICATION

PARTITION TYPE: RE: 23A
PARTITION TYPE SCHEDULE

ACOUSTIC PARTITION TYPE IDENTIFICATION

PARTITION TYPE: RE: 74H
PARTITION TYPE SCHEDULE

BUILDING & CODE INFORMATION

ZONING: BROADWAY DISTRICT
SETBACKS: FRONT: 0'-0"
SIDE STREET: 0'-0"
SIDE INTERIOR SETBACKS: 0'-0"
REAR (ALLEY): 25'-0"
REAR UPPER STORY: 5'-0"

HEIGHT: 45'-6" CORNER LOT HEIGHT LIMIT

PARKING REQUIREMENT: (TABLE 4.12- OFF-STREET PARKING STANDARDS)
RESIDENTIAL: 9) TWO-BEDROOM UNITS (2 SPACES PER DU) - 18 SPACES
RETAIL: 4,681 S.F. OF RETAIL (2,000 S.F./400 S.F./SPACE + 2,681 S.F./300 S.F./SPACE) = 14 SPACES
TOTAL PARKING SPACES = 32 PARKING SPACES REQD.
PARKING PROVIDED: 18 SPACES ON-GRADE + 14 STREET PARKING SPACES = 32 PARKING SPACES PROVIDED.

BIKE PARKING: (TABLE 4.12-3 BICYCLING PARKING)
REQUIRED: RESIDENTIAL: (MIN. 2 + .05 PER BD) = 3 SHORT-TERM BIKE SPACES FOR MULTI-UNIT BUILDING
RETAIL: 0 SHORT TERM BIKE SPACES FOR RETAIL
RESIDENTIAL: LONG-TERM = 3) LONG-TERM BIKE SPACES FOR MULTI-UNIT BUILDING
RETAIL: (3 LONG-TERM BIKE SPACES FOR RETAIL)

6) SHORT-TERM PARKING SPACES WILL BE PROVIDED ON BIKE RACKS ON BROADWAY.

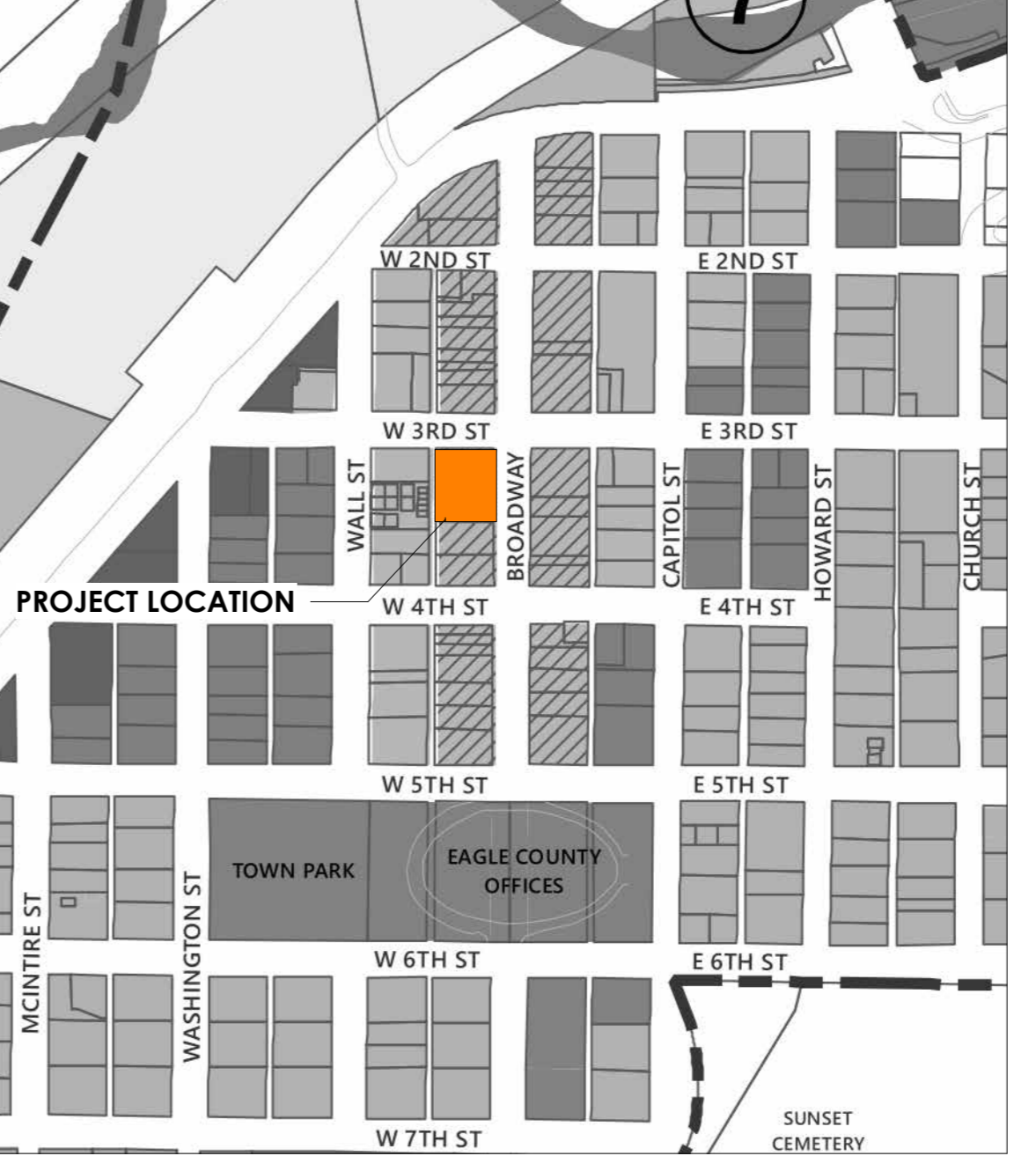
LONG-TERM BIKE SPACES WILL BE PROVIDED IN EACH CONDO-UNITS AND RETAIL STORAGE UNITS.

PROJECT TEAM

OWNER ONE HARVEST GROUP, LLC 301 BROADWAY EAGLE, CO POC: JOHN CHAY P: 410-591-4002 JOHNCHAY@GMAIL.COM	CIVIL DCI ENGINEERING 6363 S. FIDDLERS GREEN CIRCLE GREENWOOD VILLAGE, CO 80111 POC: MATT GIBB P: 208-820-1195 MGB@DCI-ENGINEERS.COM
ARCHITECT NEO STUDIO, LLC 3560 WALNUT STREET DENVER, CO 80205 POC: MICHAEL NODA P: 303 758 3800 MICHAEL@NEOSTUDIOARCH.COM	LANDSCAPE COMPANY ADDRESS CITY STATE ZIP POC: NAME P: VOICE EMAIL@SOMEONE.COM
CONTRACTOR TBD COMPANY ADDRESS CITY STATE ZIP POC: NAME P: VOICE EMAIL@SOMEONE.COM	STRUCTURAL DCI ENGINEERING 6363 S. FIDDLERS GREEN CIRCLE GREENWOOD VILLAGE, CO 80111 POC: BRADY OTT P: 720 439 4176 BOTH@DCI-ENGINEERS.COM
SURVEY ARCHIBEQUE LAND CONSULTING, LTD ADDRESS CITY STATE ZIP POC: TED ARCHIBEQUE P: 970-328-6020 INFO@PROLANDSURVEY.COM	MECHANICAL EE ENGINEERS 12005 ANTELOPE TRAIL PARKER, CO 80138 POC: LOREN PRIEST P: 303 748 1189 LOREN@EPPARKER.COM
SOILS COMPANY ADDRESS CITY STATE ZIP POC: NAME P: VOICE EMAIL@SOMEONE.COM	ELECTRICAL EE ENGINEERS 12005 ANTELOPE TRAIL PARKER, CO 80138 POC: LOREN PRIEST P: 303 748 1189 LOREN@EPPARKER.COM

Sheet #	Sheet Name	03/13/2026 - SITE REVIEW XX/XX/XX, 50% CDD
GENERAL		
A.0.00	COVER SHEET SITE REVIEW	X
CIVIL		
C1.30	GRADING AND DRAINAGE PLAN	X
C1.50	UTILITY PLAN	X
ARCHITECTURE		
A.2.01	LEVEL 1 FLOOR PLAN	X
A.2.02	LEVEL 2 FLOOR PLAN	X
A.2.03	LEVEL 3 FLOOR PLAN	X
A.2.04	ROOF PLAN	X
A.4.01	NORTH SOUTH ELEVATION	X
A.4.02	EAST WEST ELEVATION	X
PHOTOMETRIC		
PH1.0	PHOTOMETRIC PLAN	X
PH1.1	PHOTOMETRIC PLAN	X
Grand total: 11		

VICINITY MAP



IECC COMPLIANCE

CLIMATE ZONE: 5 PER 2021 IECC

- THERMAL ENVELOPE:
 - A. CEILING/ROOF: R-24 CONT RIGID/R-30 CAVITY BLOWN-IN FIBERGLASS (FILL CAVITY)
 - B. EXTERIOR WALLS: R-14 CLOSED-CELL INSULATION/R-13 BATT INSULATION CMU: R-12.5 CONTINUE RIGID CONCRETE: R-12.5 CONTINUE RIGID 0.41
 - C. DEMISING WALLS: NONE
 - D. WINDOW U-FACTOR: 0.29 STOREFRONT U-FACTOR: 0.32
 - E. EXTERIOR DOORS U-FACTOR: 0.32 GARAGE DOOR U-FACTOR: 0.125
 - F. SLAB R-VALUE: R-10 FOR 24"
 - G. WINDOWS & DOORS SHGC: STOREFRONT SHGC: 0.41 WINDOW SHGC: 0.27
- BUILDING TO BE CONSTRUCTED TO MEET 2021 IECC

ZONING DISTRICT: BROADWAY DISTRICT

STASTICAL TABLE:

LOT SIZE: 301:12,500 SF (100' X 125')
FUTURE LOT SIZE: 13,437.5 SF (107.5' X 125')
COMMERCIAL: 4,681 SF
RESIDENTIAL: 17,907 SF - 9 RESIDENTIAL UNITS
CIRCULATION LEVELS 1-3: 2,500 SF

SETBACKS

FRONT SETBACK: 0'
SIDE STREET SETBACK: 0'
SIDE INTERIOR SETBACK: 0'
REAR (ALLEY) SETBACK: 25'
REAR SETBACK CAN BE REDUCED WHEN PARKING IS PROVIDED PER SECTION 4.10.050.C.1.b.iv AND 4.10.050.C.1.f.v
HEIGHT LIMIT: 35' + 4' PARAPET OR 45' - 6" W/ 3RD FLOOR STEPBACK*

PROJ. NO. 23-15
DRAWN: LT
CHECKED: MN
APPROVED: Approver
DATE: 03-13-2026

REVISIONS

1 12/04/25 12-04-2025 2ND SITE DEVELOPMENT SUBMITTAL

2 03/13/26 3RD SITE DEVELOPMENT SUBMITTAL

ISSUED FOR: SITE REVIEW

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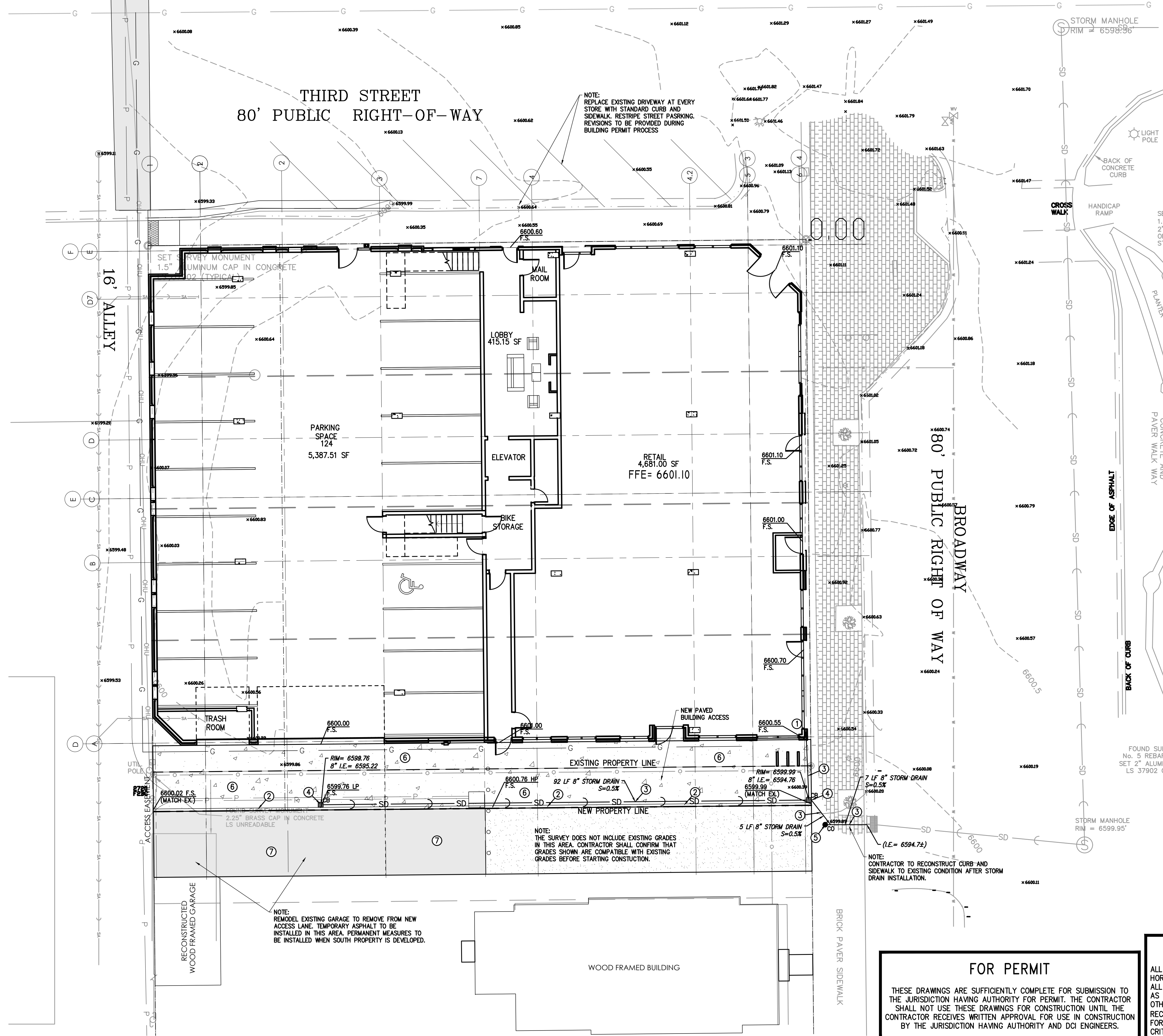
SCALE: As indicated

SHEET TITLE: COVER SHEET SITE REVIEW

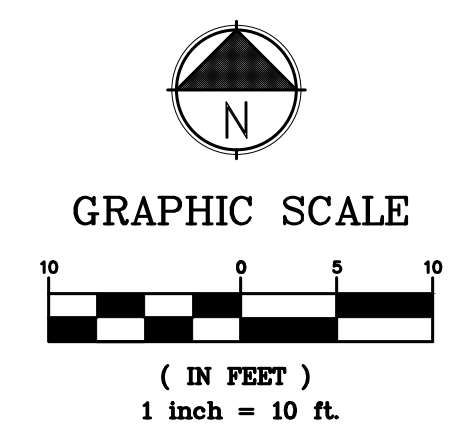
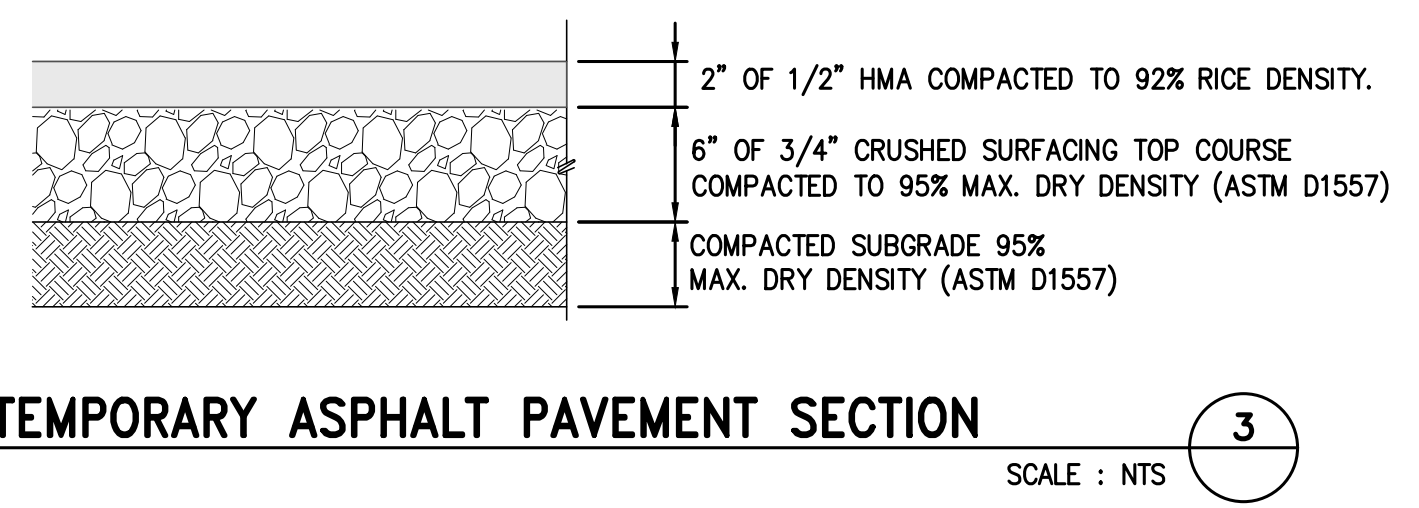
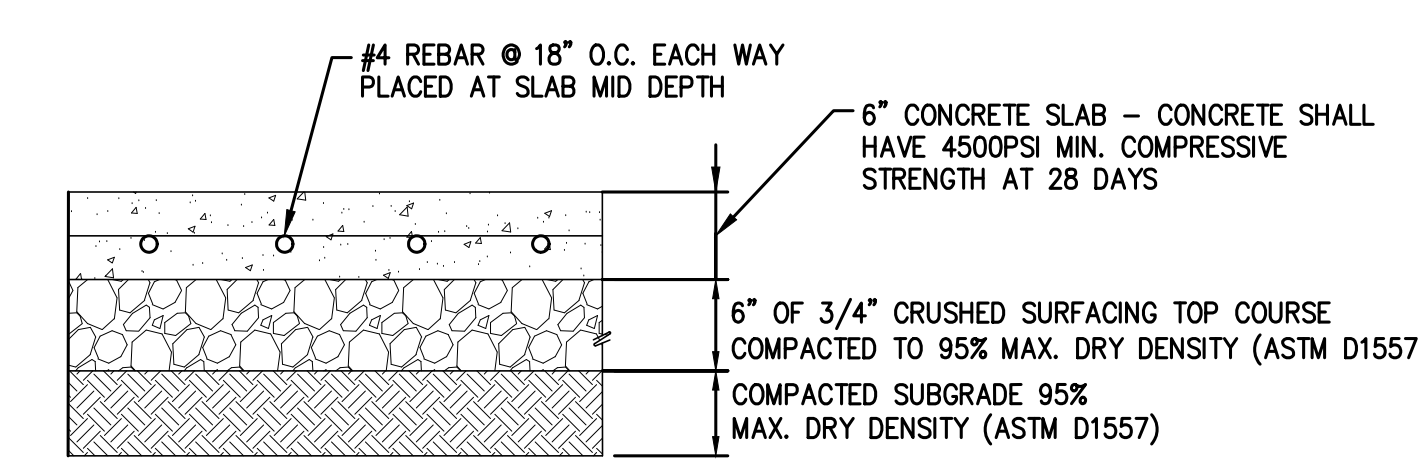
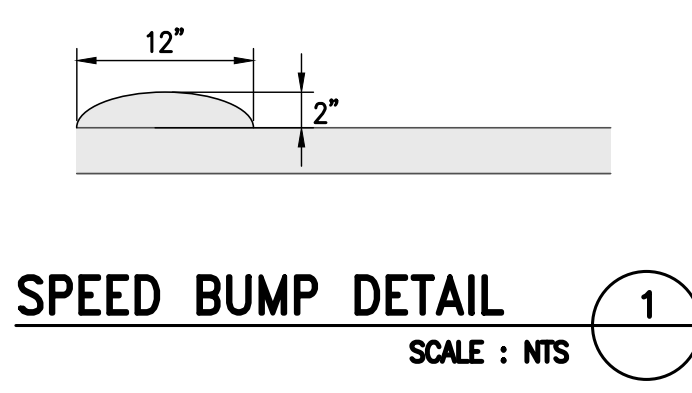
301 BROADWAY MIXED USE

301 BROADWAY ST

EAGLE CO



- REFERENCE NOTES:**
- CONNECT TO BUILDING ROOF DRAIN SYSTEM. SEE MECHANICAL PLANS.
 - INSTALL TEMPORARY ASPHALT SPEED BUMP TO KEEP STORMWATER FROM ENTERING THE SOUTH ADJACENT PROPERTY. SEE DETAIL 1 BELOW.
 - PROVIDE NEW 8" PVC SDR 35 STORM DRAIN LINE.
 - PROVIDE NEW TYPE 1 CATCH BASIN.
 - PROVIDE NEW CLEANOUT TO GRADE. PROVIDE 2' SQUARE CONCRETE COLLAR, INSTALL NEW SIDEWALK BRICKS AROUND COLLAR.
 - INSTALL NEW CONCRETE PAVEMENT SECTION PER DETAIL 2/C1.30.
 - INSTALL NEW ASPHALT PAVEMENT SECTION PER DETAIL 3/C1.30.



FOR PERMIT

THESE DRAWINGS ARE SUFFICIENTLY COMPLETE FOR SUBMISSION TO THE JURISDICTION HAVING AUTHORITY FOR PERMIT. THE CONTRACTOR SHALL NOT USE THESE DRAWINGS FOR CONSTRUCTION UNTIL THE CONTRACTOR RECEIVES WRITTEN APPROVAL FOR USE IN CONSTRUCTION BY THE JURISDICTION HAVING AUTHORITY AND DCI ENGINEERS.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
811
 CALL TWO BUSINESS DAYS BEFORE YOU DIG

301 BROADWAY MIXED USE
 301 BROADWAY ST
 EAGLE, CO 81631

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION

Project No.: 25-42-0042
 Proj. Manager: MRG
 Drawn: SDK
 Reviewed: MRG
 Dwg. Check:
 Date: 7-17-2025
 Scale:

SHEET TITLE
 GRADING AND DRAINAGE PLAN

SHEET NUMBER
C1.30

301 BROADWAY MIXED USE

301 BROADWAY ST

EAGLE CO

ENGINEER STAMP

ISSUANCE

**301 BROADWAY
 MIXED USE**
 301 BROADWAY ST
 EAGLE, CO 81631

ISSUES AND REVISIONS

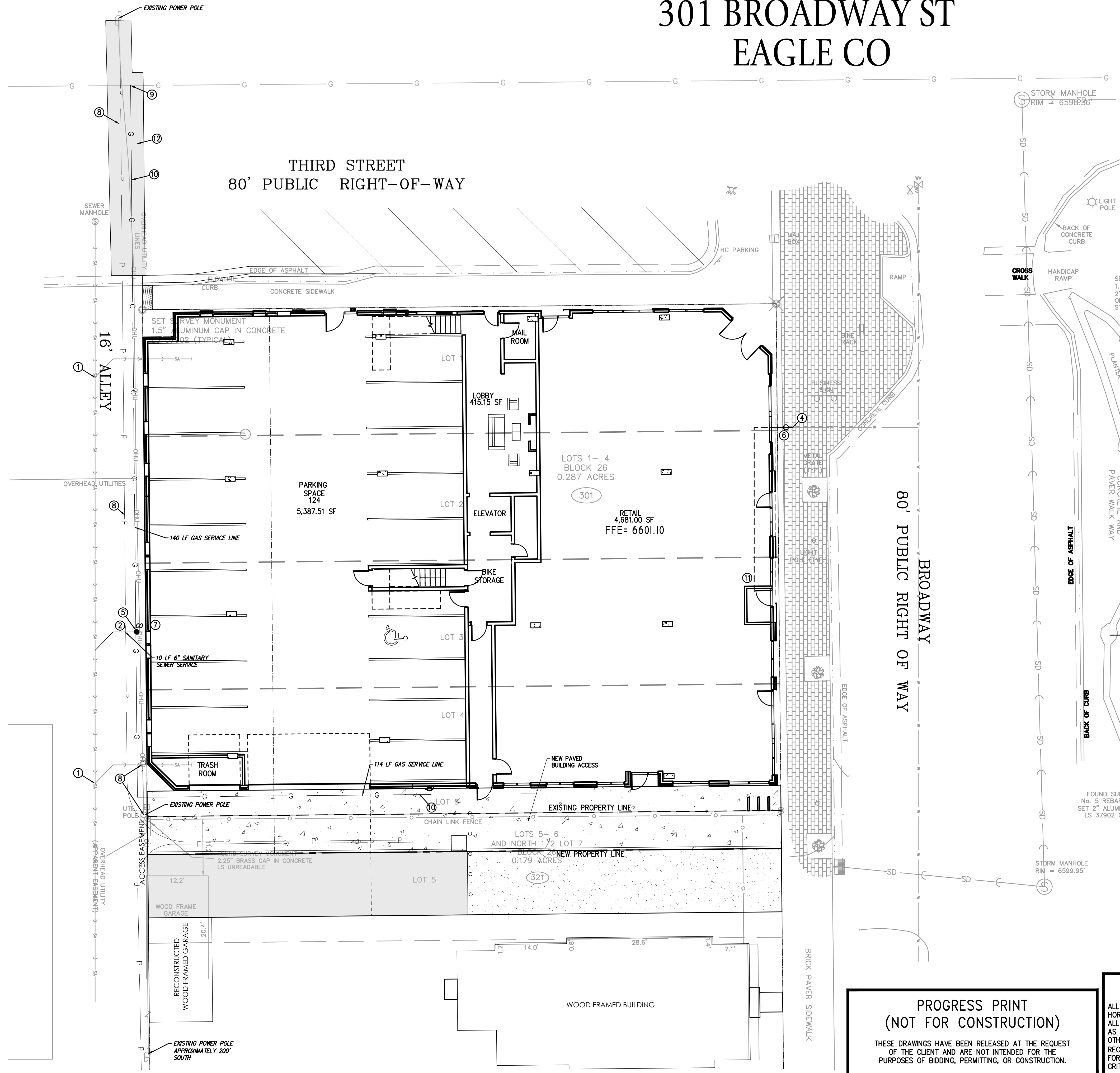
NO	DATE	DESCRIPTION

Project No.:	25-42-0042
Proj. Manager:	MRG
Drawn:	SDK
Reviewed:	MRG
Dwg. Check:	
Date:	7-17-2025
Scale:	

SHEET TITLE
UTILITY PLAN

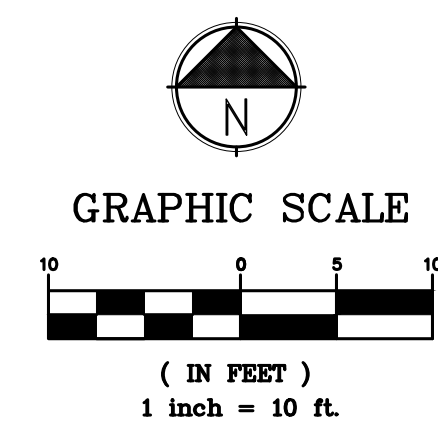
SHEET NUMBER

C1.50



REFERENCE NOTES:

- ① REMOVE EXISTING SANITARY SEWER SERVICE. CAP SERVICE WYE AT MAIN.
- ② PROVIDE NEW 6" SDR35 PVC SANITARY SEWER SERVICE. LENGTH AND SLOPE PER PLAN. CONNECT WITH TAPPING SADDLE WYE.
- ③ PROVIDE NEW 6" C900 PVC WATER SERVICE. LENGTH PER PLAN.
- ④ CONNECT TO EXISTING 4" WATER SERVICE.
- ⑤ PROVIDE NEW CLEANOUT TO GRADE PER TOWN OF EAGLE STANDARD.
- ⑥ PROVIDE NEW CURB STOP. PROVIDE 2' SQUARE CONCRETE COLLAR, INSTALL NEW SIDEWALK BRICKS AROUND COLLAR.
- ⑦ CONNECT TO BUILDING SANITARY SEWER SYSTEM. COORDINATE WITH PLUMBING PLANS FOR CONTINUATION.
- ⑧ UNDERGROUND OVERHEAD POWER LINE. COORDINATE WITH HOLY CROSS ENERGY.
- ⑨ TIE INTO EXISTING GAS MAIN. CONTRACTOR TO VERIFY LOCATION.
- ⑩ PROVIDE NEW NATURAL GAS SERVICE, COORDINATE WITH BLACK HILLS ENERGY.
- ⑪ PROVIDE NEW 4" C900 PVC FIRE SUPPRESSION SERVICE TO WATER SERVICE ROOM. 2" DOMESTIC WATER SERVICE TO TEE OFF 4" SERVICE IN ROOM. SEE PLUMBING PLANS FOR DETAILS.
- ⑫ CONTRACTOR SHALL PROVIDE ASPHALT PATCH, MATCHING EXISTING SECTION AND ELEVATION PER TOWN OF EAGLE STANDARD.



**PROGRESS PRINT
 (NOT FOR CONSTRUCTION)**

THESE DRAWINGS HAVE BEEN RELEASED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED FOR THE PURPOSES OF BIDDING, PERMITTING, OR CONSTRUCTION.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
811
 CALL TWO BUSINESS DAYS BEFORE YOU DIG

EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

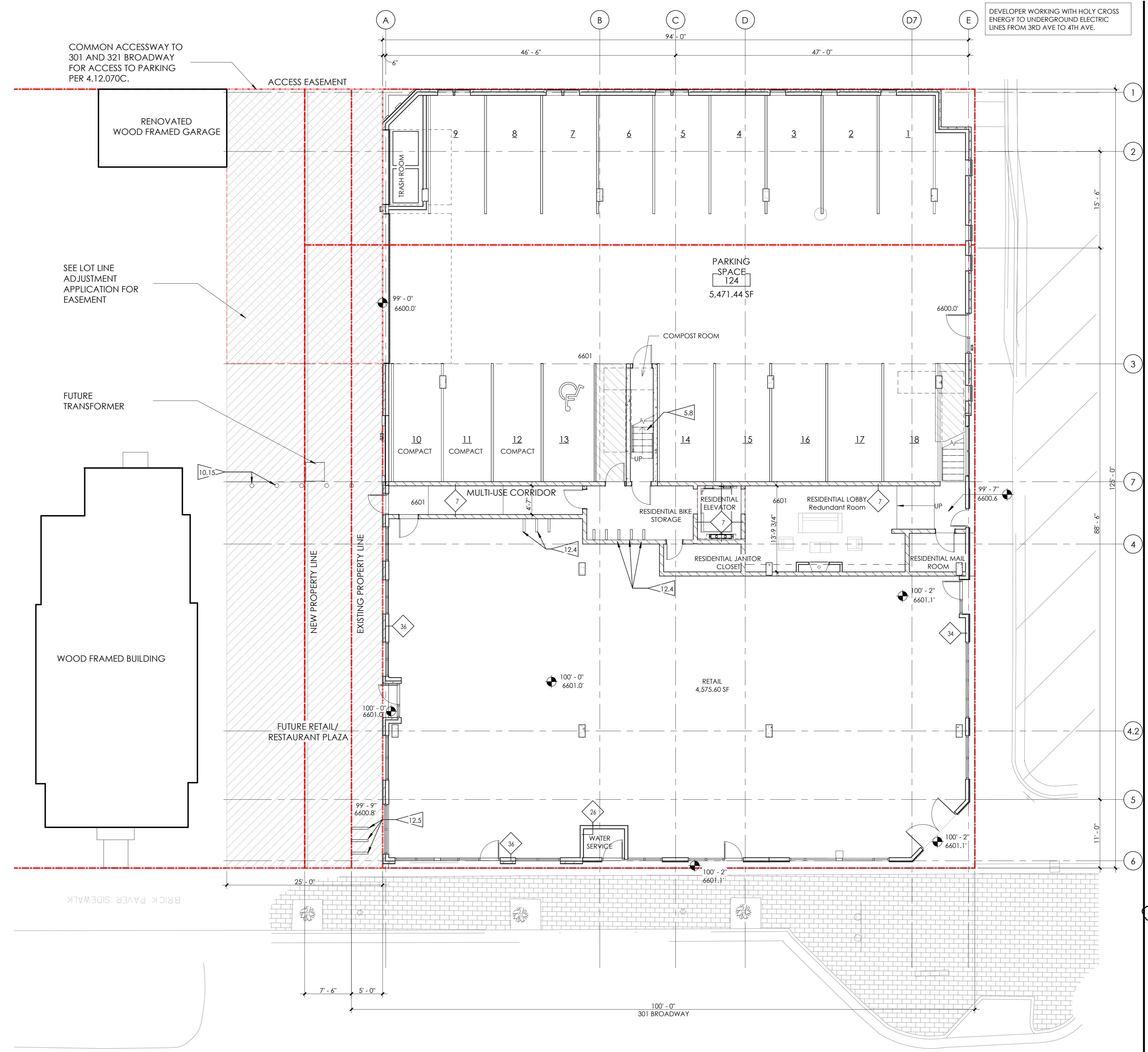
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DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 03-13-2026
REVISIONS
1 12/04/25 12-04-2025 2ND SITE DEVELOPMENT SUBMITTAL
2 03/13/26 3RD SITE DEVELOPMENT SUBMITTAL

ISSUED FOR: SITE REVIEW
© NEO STUDIO
SCALE: 1/8" = 1'-0"

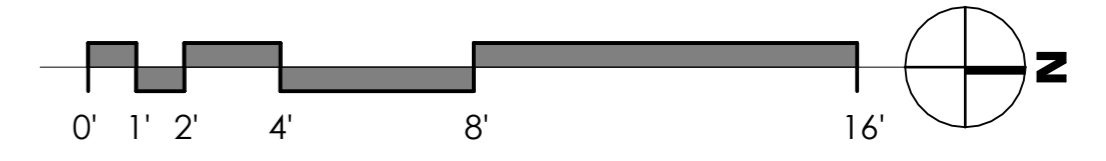
SHEET TITLE:
LEVEL 1 FLOOR PLAN
A 2.01

FLAGNOTES PER SHEET

- 5.8 METAL PAN STAIR W/ CONCRETE TREADS, PROVIDE 1/2" GAP BETWEEN STRINGERS AND CORE WALL, SUPPORT AT STRINGERS ONLY.
- 10.15 5' 5" DIA. 42" HIGH REMOVEABLE BOLLARD.
- 12.4 WALL MOUNTED BIKE RACK BY THE PARK OR EQUAL. PROVIDE BLOCKING IN WALL.
- 12.5 3' U SHAPED BIKE RACKS.



1 LEVEL 1 PLAN
1/8" = 1'-0"



3/20/2026 2:51:12 PM

EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 03-13-2026

REVISIONS

1	12/04/25	12-04-2025	2ND SITE DEVELOPMENT SUBMITTAL
2	03/13/26	3RD SITE DEVELOPMENT SUBMITTAL	

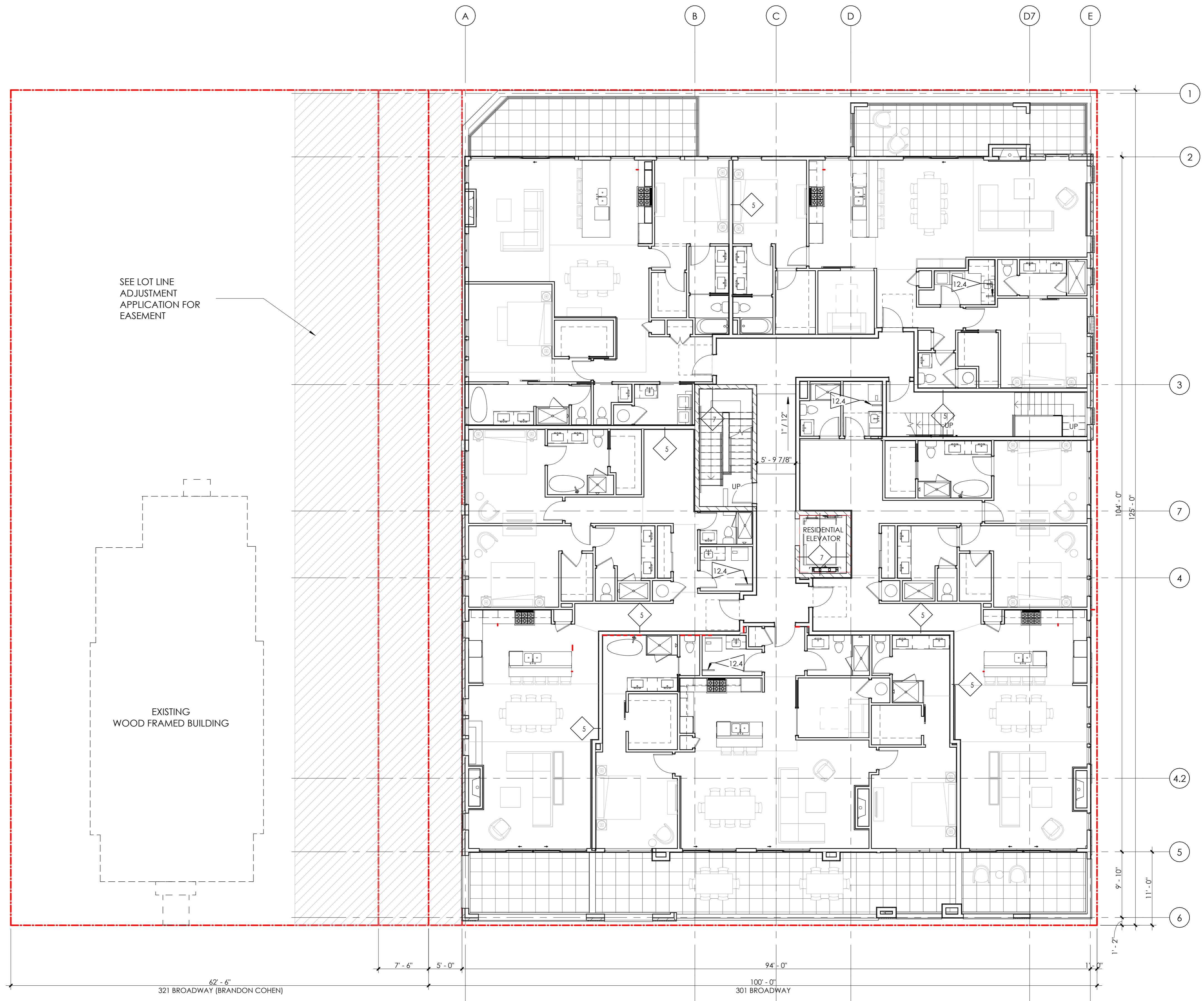
ISSUED FOR: SITE REVIEW

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SCALE: 1/8" = 1'-0"

SHEET TITLE: LEVEL 2 FLOOR PLAN

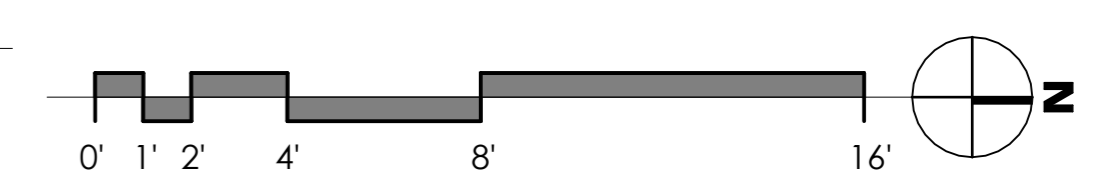
A 2.02



FLAGNOTES PER SHEET

12.4 WALL MOUNTED BIKE RACK BY THE PARK OR EQUAL. PROVIDE BLOCKING IN WALL.

1 LEVEL 2 PLAN
1/8" = 1'-0"



EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 03-13-2026

REVISIONS

1	12/04/25	12-04-2025 2ND SITE DEVELOPMENT SUBMITTAL
2	03/13/26	3RD SITE DEVELOPMENT SUBMITTAL

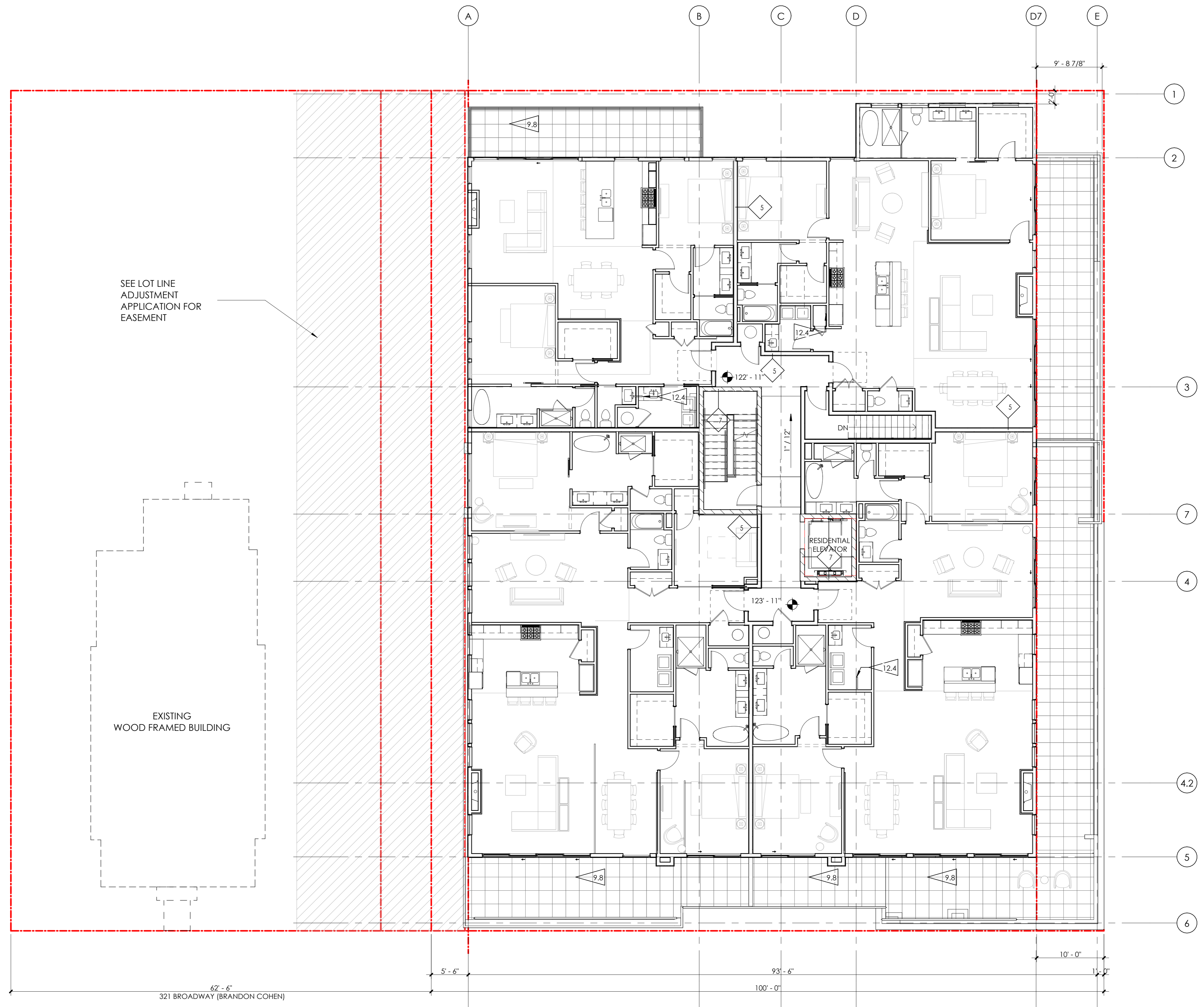
ISSUED FOR: SITE REVIEW

© NEO STUDIO

SCALE: 1/8" = 1'-0"

SHEET TITLE:
LEVEL 3 FLOOR PLAN

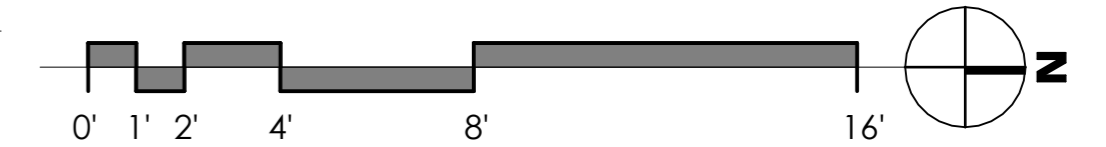
A 2.03



FLAGNOTES PER SHEET

- 9.8 24" X 24" RUBBER ROOF PAVER (W/ DRAINAGE LAYER) ON ROOF MEMBRANE.
- 12.4 WALL MOUNTED BIKE RACK BY THE PARK OR EQUAL. PROVIDE BLOCKING IN WALL.

1 LEVEL 3 PLAN
1/8" = 1'-0"



EAGLE'S NEST ON BROADWAY

301 BROADWAY, EAGLE, CO 80216

PROJ. NO. 23-15
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 03-13-2026

REVISIONS

1	12/04/25	12-04-2025 2ND SITE DEVELOPMENT SUBMITTAL
2	03/13/26	3RD SITE DEVELOPMENT SUBMITTAL

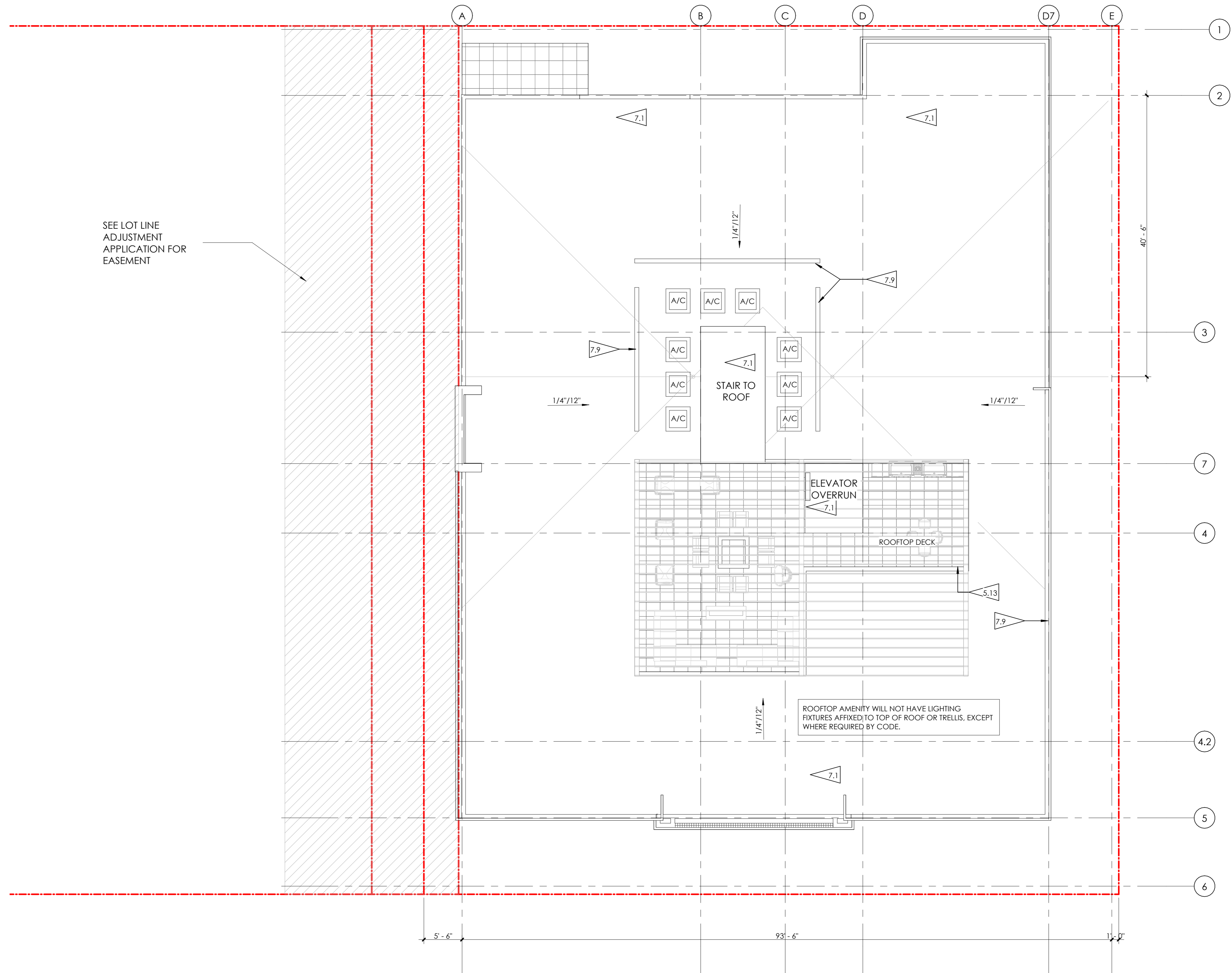
ISSUED FOR: SITE REVIEW

© NEO STUDIO

SCALE: 1/8" = 1'-0"

SHEET TITLE: ROOF PLAN

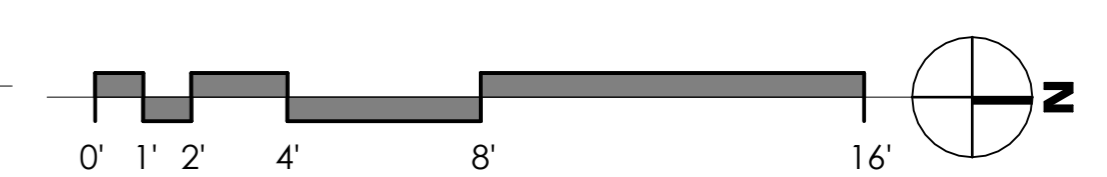
A 2.04



FLAGNOTES PER SHEET

- 5.13 10' X 16' PRE-FINISHED ALUMINUM TRELIS AND COLUMN SYSTEM BY PERGOLUX, WITH ADJUSTABLE ALUMINUM SLATS. COLOR: BLACK
- 7.1 TPO FULLY ADHERED MEMBRANE ROOF OVER R-24 RIGID INSULATION, SHEATHING, R-30 BATT INSULATION IN CAVITY SPACE.
- 7.9 42" - 48" PARAPET: VERTICAL METAL SIDING OVER WEATHER BARRIER, OSB SHEATHING, 2X6 WOOD STUDS, OSB SHEATHING, WEATHER BARRIER, VERTICAL METAL SIDING. PROVIDE PRE-FINISHED METAL PARAPET CAP.

1 ROOF PLAN
1/8" = 1'-0"





1 NORTH ELEVATION - 301
1/8" = 1'-0"



2 SOUTH ELEVATION - 301
1/8" = 1'-0"

FLAGNOTES PER SHEET

- 5.1 TYP. PREFINISHED/POWDERCOATED STEEL BALCONY GUARDRAIL - 42" AFF.
- 5.13 10' X 16' PRE-FINISHED ALUMINUM TRELLIS AND COLUMN SYSTEM BY PERGOLUX, WITH ADJUSTABLE ALUMINUM SLATS. COLOR: BLACK STOREFRONT SYSTEM - MANKO 401T NARROW STILE OR EQUAL - BOTTOM RAIL TO BE 4TH. RE: COMCHECK FOR REQUIRED MIN. U-VALUES; FINISH: MATTE BLACK.
- 8.3

MATERIAL LEGEND

1		BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: REDSTONE	6		BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: VICTORIAN
1B		BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: NUTMEG	7		POWDER-COATED STEEL BALCONY RAILINGS
2		STONE MFR: GALLEGOS COLOR: #303 NORTHSTAR	8		BRICK CORNICE COLOR TO MATCH ADJACENT BRICK
2B		STONE PANEL MFR: GALLEGOS COLOR: COTTONWOOD LIMESTONE	9		PRECAST CONCRETE CORNICE COLOR TO MATCH ADJACENT BRICK
3		VERTICAL METAL SIDING MFR: MFG; METAL SALES PROFILE: DL-3 PANEL COLOR: CHARCOAL GREY	10		STEEL CORNICE /AWNING COLOR: MEDIUM GREY
4		VERTICAL METAL SIDING MFR: MFG; METAL SALES PROFILE: T-1 WALL PANEL COLOR: MATTE BLACK	11		BALCONY SOFFIT MFR: JAMES HARDIE STYLE: BEAD BOARD SOFFIT PANEL COLOR: WARM GREY
5		FLAT PANEL MFR: JAMES HARDIE TEXTURE: SMOOTH COLOR: CHARCOAL GREY			

IECC COMPLIANCE

- CLIMATE ZONE: 5 PER 2021 IECC
1. THERMAL ENVELOPE:
 - A. CEILING/ROOF: R-24 CONT RIGID/R-30 CAVITY BLOWN-IN FIBERGLASS (FILL CAVITY)
 - B. EXTERIOR WALLS: R-14 CLOSED-CELL INSULATION/R-13 BATT INSULATION CMU; R-12.5 CONTINUE RIGID CONCRETE: R-12.5 CONTINUE RIGID 0.41
 - C. DEMISING WALLS: NONE
 - D. WINDOW U-FACTOR: 0.29 STOREFRONT U-FACTOR: 0.32
 - E. EXTERIOR DOORS U-FACTOR: 0.32 GARAGE DOOR U-FACTOR: 0.125
 - F. SLAB R-VALUE: R-10 FOR 24"
 - G. WINDOWS & DOORS SHGC: STOREFRONT SHGC: 0.41 WINDOW SHGC: 0.27
 2. BUILDING TO BE CONSTRUCTED TO MEET 2021 IECC

WINDOW AND DOOR NOTES

1. FIRST FLOOR WINDOWS AND DOORS: ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING. COLOR: DARK GREY
2. SECOND, THIRD, AND FOURTH FLOOR WINDOWS BASED ON ANDERSON 100 WINDOW SYSTEM. COLOR: BLACK EXTERIOR/WHITE INTERIOR.
3. SEE ELEVATIONS FOR WINDOW SYSTEM FUNCTION. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE.
4. SLIDING DOORS BASED ON ANDERSON 100, PROVIDE METAL SILL FLASHING AT ALL DOORS.



1 EAST ELEVATION - 301
1/8" = 1'-0"



2 WEST ELEVATION - 301
1/8" = 1'-0"



FLAGNOTES PER SHEET

5.13 10' X 16' PRE-FINISHED ALUMINUM TRELLIS AND COLUMN SYSTEM BY PERGOLUX, WITH ADJUSTABLE ALUMINUM SLATS. COLOR: BLACK

MATERIAL LEGEND

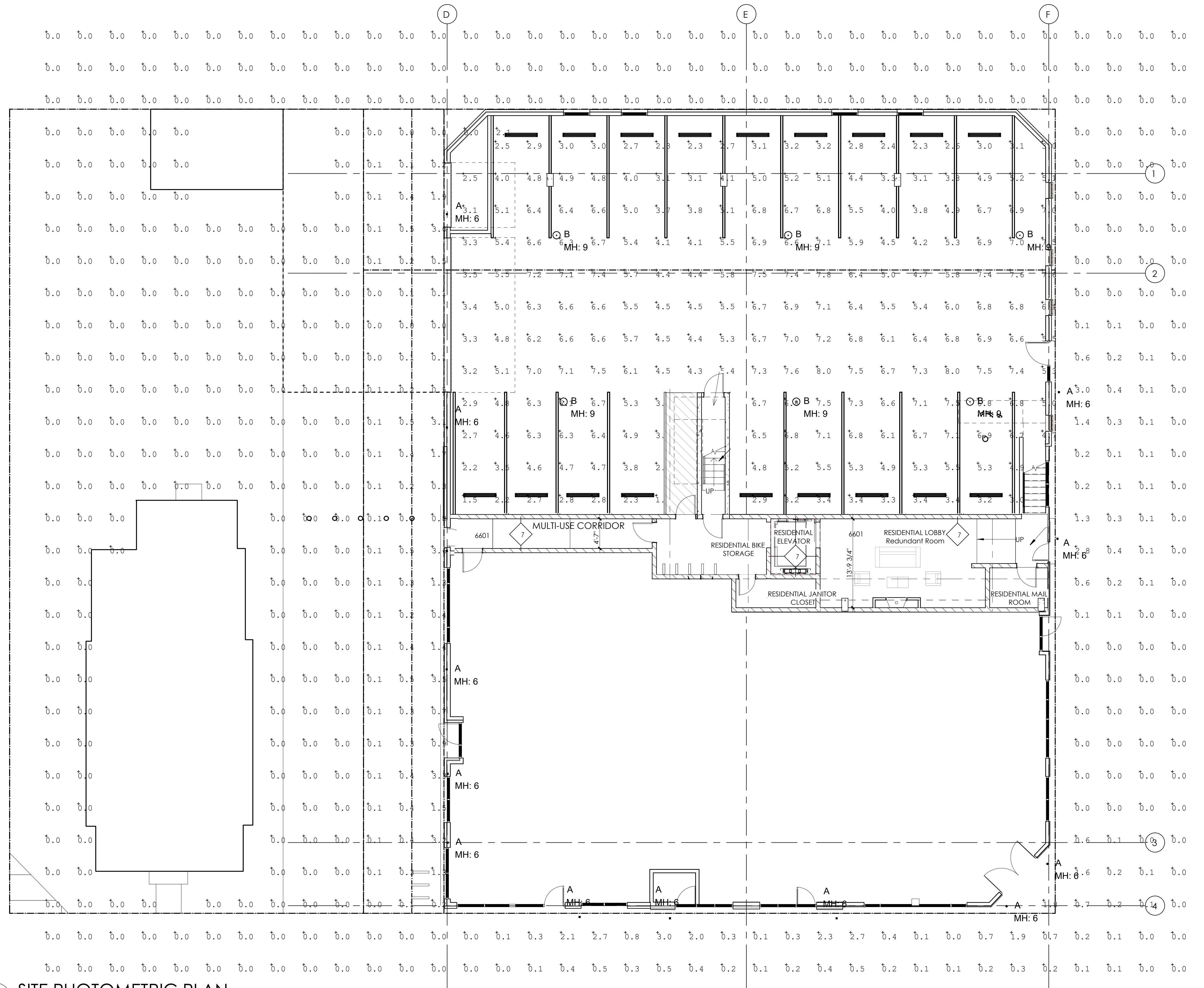
1		BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: REDSTONE	4		BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: VICTORIAN
1B		BRICK, RUNNING BOND MFR: SUMMIT BRICK COLOR: NUTMEG	7		POWDER-COATED STEEL BALCONY RAILINGS
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CMU; R-12.5 CONTINUE RIGID
CONCRETE: R-12.5 CONTINUE RIGID 0.41
C. DEMISING WALLS: NONE
D. WINDOW U-FACTOR: 0.29
STOREFRONT U-FACTOR: 0.32
E. EXTERIOR DOORS U-FACTOR: 0.32
GARAGE DOOR U-FACTOR: 0.125
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4. SLIDING DOORS BASED ON ANDERSON 100, PROVIDE METAL SILL FLASHING AT ALL DOORS.



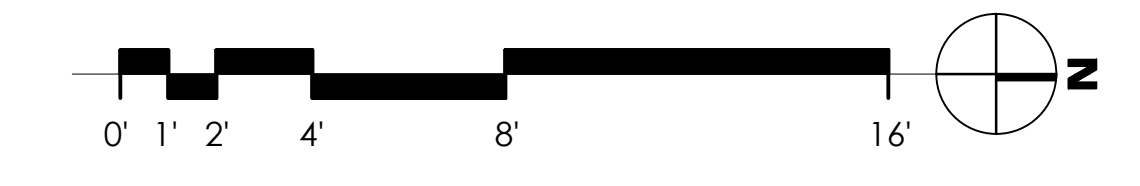
1 SITE PHOTOMETRIC PLAN
1/8" = 1'-0"

SYMBOL	QTY	LABEL	(MANUFAC)	CATALOG	WATTS	LUMENS	LLF	MTG HT
⊠	13	A	KUZZO LIGHTING	Mavis - EV4401 - BK	9.5	354	0.900	6
○	6	B	MCGRAW-EDISON	TT-D3-740-U-WQ	47.2	6359	0.900	9

CALCULATION STATISTICS			
ROOM	REFLECTANCES	CALCULATION SPACING	CALCULATION HEIGHTS
GARAGE	CLG: 40% / WALLS: 20% / FLR: 20%	5'-0" x 5'-0"	FLOOR: 0'-0" A.F.F.
SITE	DIRECT METHOD ONLY	5'-0" x 5'-0"	


CALCULATION SUMMARY					
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN
GARAGE Floor	Fc	3.21	8.0	1.5	3.47
OVERALL SITE	Fc	0.16	3.6	0.0	N.A.

RETAIL LIGHTING SHALL BE TURNED OFF WITHIN ONE HOUR AFTER BUSINESS IS CLOSED OR BY 10:00 PM WHICHEVER IS LATER. EXTERIOR RETAIL LIGHTING WILL BE CONTROLLED BY TIMECLOCK.



A - KUZCO LIGHTING - MAVIS EW4401

MAVIS EW4401 WALL



EW4401-BK
Black

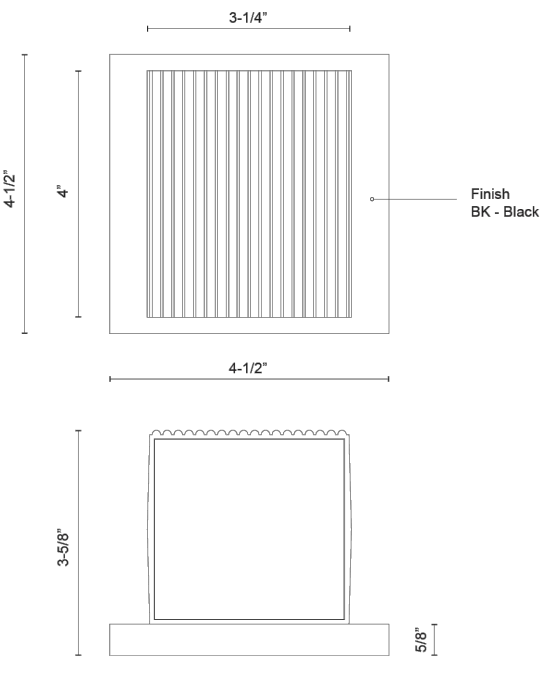
SPECIFICATION DETAILS

Fixture Dimensions	W3 1/2" x H4" x D3 5/8"
Height from center	2"
Light Source	AC LED Module
Wattage	9W
Total Lumens	600lm
Delivered Lumens	86,330lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	90 CRI
Optimal Color Temp	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10% (ELI Dimmer Not Included)
Glass Details	Frosted Glass Diffuser
ADA Compliant	Yes
Location	Wall, PES
canopy Dimensions	W4 1/2" x H4 1/2" x D3 5/8"
Material	Aluminum + Glass
Paint Finish	R602
Illumination Direction	Down
Mounting Style	Wall Mount, Up or Down
Darksky	Yes, Mounting in Down Direction, 3000K CCT or Below

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

DESCRIPTION

Providing downlight, this exterior wall sconce is simple and small. A black or white powder coated cube is attached to the square matching backplate with concealed fasteners. Light exits from its one end whether it is mounted horizontally or vertically. A linear pin-strip patterning adds interest to the front of the cube.




COMMENT

KUZCO

CANADA: 19054 28TH AVENUE SURREY, BC V3Z 6M3
USA: 2035 E. LORE MOUNTAIN ROAD - LAS VEGAS, NV 89081

WWW.KUZCO.LIGHTING.COM
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B - McGRAW EDISON - TTDB T40 UMG

Project:

Prepared by:

Catalog #

Notes

Type

Date



TT TopTier
Solar-Enabled Parking Garage Luminaire

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 2
- Mounting Details page 3
- Energy and Performance Data page 4

Product Certifications



Quick Facts

- Lumen packages range from 3,090 - 10,000
- Efficacies up to 147 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort
- Surface, pendant, trunion, wall and direct conduit mount options

Dimensional Details

SURFACE MOUNT
CUL, HX, W3 and HW D1-D5
CUL, D1, D4
Base luminaire weight: 18.2 lbs (8.3 kg)



COOPER
Lighting Solutions

PS0003724 page 1
June 10, 2025 4:27 PM

McGraw-Edison

Ordering Information

SAMPLE NUMBER: **TT-03-740-24VDC-WO-STM-30L-AP**

Product Family	Configuration	Color Temperature	DL Drive Mount Voltage	Distribution	Mounting*	Lead Length	Finish
TT TopTier	86-1200 Normal Lumens	2700-70 CRI, 3000K CCT	120V-170V	DC Concentrated	Bracket Surface Mount†	3000mm	Black/UV
AAA TT TopTier	86-1200 Normal Lumens	740-70 CRI, 4000K CCT	120V-170V	MS Concentrated	TTDB Trunion Mount with Conductor Kit	2400mm	Black/UV
AAA TT TopTier	86-1200 Normal Lumens	740-70 CRI, 4000K CCT	240V-260V	MS Concentrated	TTDB Trunion Mount with Conductor Kit	2400mm	Black/UV
AAA TT TopTier	86-1200 Normal Lumens	830-80 CRI, 3000K CCT	240V-260V	MS Concentrated	TTDB Trunion Mount with Conductor Kit	2400mm	Black/UV
AAA TT TopTier	86-1200 Normal Lumens	830-80 CRI, 3000K CCT	240V-260V	MS Concentrated	TTDB Trunion Mount with Conductor Kit	2400mm	Black/UV

TT TopTier

Options (add as suffix)

Options (add as suffix)

Options (add as suffix)

Product Specifications

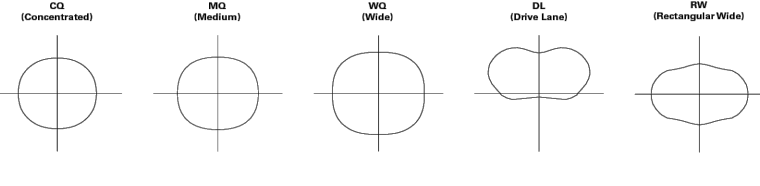
Construction

- Low profile, die-cast aluminum housing provides a clean, symmetrical aesthetic
- Five optical distributions utilizing visual comfort waveguide technology
- 5 lumen packages from 3,090 to 10,072
- Integral lighting option utilizes a dedicated, 6W light source, producing 500 lumens for reduced visual contrast and glare effect
- ADA Compliant for 3000K CCT and warmer only. Not available with uplight option.

Electrical

- D1-D5: -30C - 40C operating temperature
- Greater than 90% lumen maintenance expected at 50,000 hours, 70% lumen maintenance expected greater than 70,000 hours
- IP66 rated
- 1-10V dimming with 0V for Dim-to-Off standard
- DC drives feature greater than 0.9 power factor and less than 20% total harmonic distortion

Optical Distributions



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Lighting Solutions

PS0003724 page 2
June 10, 2025 4:27 PM